

BOSTON REDEVELOPMENT AUTHORITY City Hall / Room 900, 1 City Hall Square / Boston, Massachusetts 02201 / Telephone (617) 722-4300

August 28, 1974

1. Z-3147 West Canton Street Trust
Richard C. Bentley
197 West Canton Street and
160-162 Appleton Street, Boston
2. Z-3148 Robert M. and Lilly S. Soo Hoo
2021 Commonwealth Avenue
Brighton
3. Z-3149 James G. Wyse
16 Monument Square
Charlestown
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69 Preble Street
South Boston
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Boston
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7. Z-3167-3168 P & L Realty Trust
Peter A. Dufour, Trustee
30-32 Gloucester Street
Boston
8. Z-3169 Cape Verde Trust
Joseph Raymond, Trustee
279A-279B Newbury Street and
36 Gloucester Street
Boston

MEMORANDUM

August 28, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 9/17/74

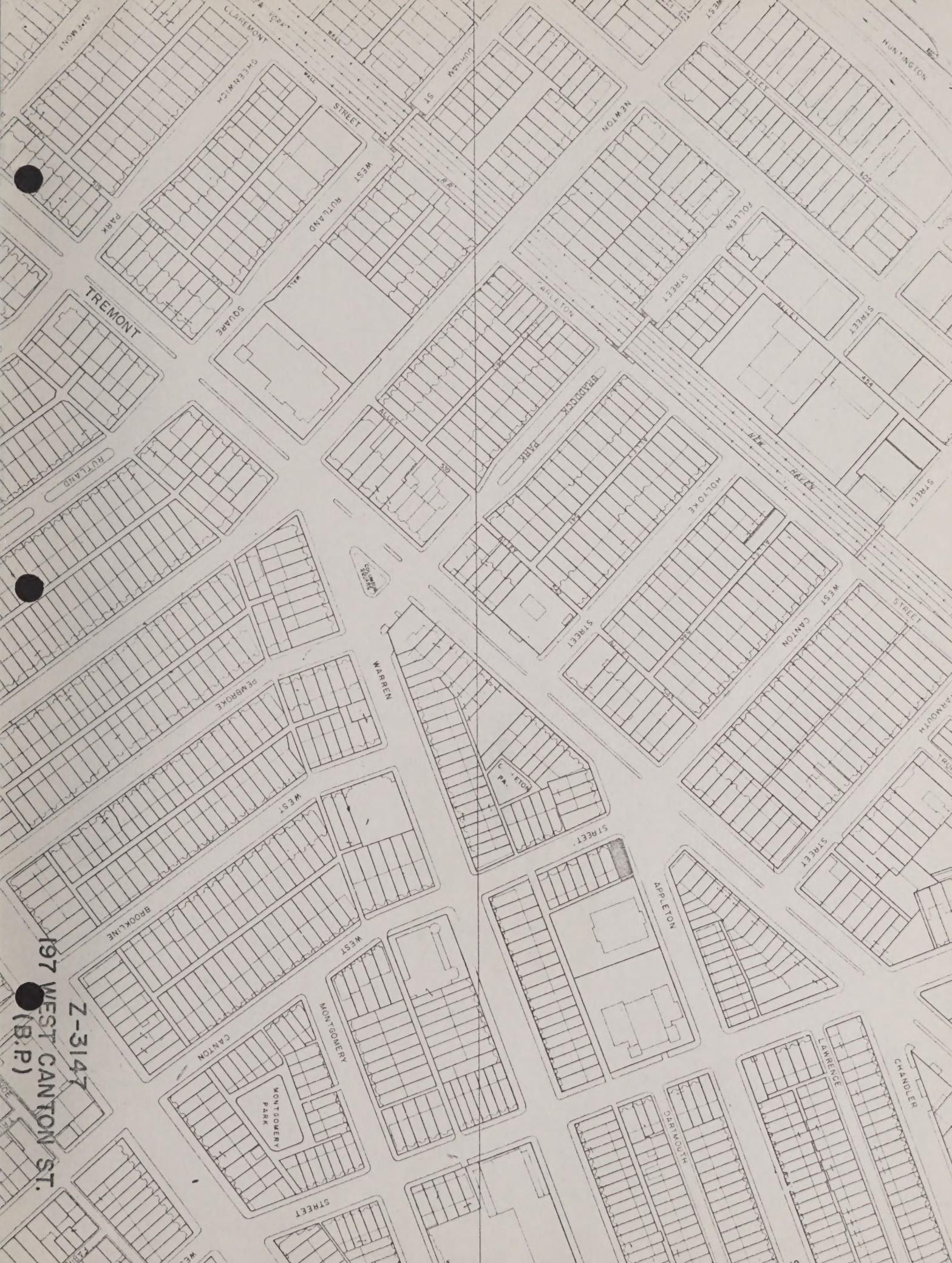
Petition No. Z-3147
West Canton Street Trust
Richard C. Bentley
197 West Canton Street and
160-162 Appleton Street, Boston

Petitioner seeks a forbidden use for a change of occupancy from four apartments to three apartments and restaurant in an apartment (H-3) district. Proposal violates the Code as follows:

Section 8-7. A restaurant is forbidden in an H-3 district.

Property, located at the above intersection in the South End Urban Renewal Area, contains a four-story masonry structure. Proposal is not in accordance with the Urban Renewal Plan. Site is included in future expansion plans for the adjacent Bancroft Elementary School. Recommend denial.

VOTED: That in connection with Petition No. Z-3147, brought by West Canton Street Trust, 197 West Canton Street and 160-162 Appleton Street, in the South End Urban Renewal Area, for a forbidden use for a change of occupancy from four apartments to three apartments and restaurant in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Proposal is not in accordance with Urban Renewal Plan. Site is included in future expansion plans for the adjacent Bancroft Elementary School.



197 WEST CANTON ST.
(B.P.)
Z-3147

Board of Appeal Referrals 8/28/74

Hearing Date: 9/17/74

Petition No. Z-3148

Robert M. and Lilly S. Soo Hoo
2021 Commonwealth Ave., Brighton

Petitioner seeks a forbidden use and two variances for a change of occupancy from three to six families in an apartment (H-1) district. Proposal violates the Code as follows:

	<u>Req'd</u>	<u>Prop</u>
Section 8-7. A dwelling converted for more families which does not meet the requirements of lot area and open space is forbidden in an H-1 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000sf/du	0
Section 17-1. Open space is insufficient.	400sf/du	79sf/du

Property, located near the intersection of Foster Street, contains a three-story masonry structure. Conversion would create well-designed one- and two-bedroom apartments consistent with market needs and the residential character of adjacent properties. Recommenid approval.

VOTED: That in connection with Petition No. Z-3148, brought by Robert M. and Lilly S. Soo Hoo, 2021 Commonwealth Avenue, Brighton, for a forbidden use and two variances for a change of occupancy from three families to six families in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Conversion would be consistent with market needs and residential character of adjacent properties.

2-3148

2021 COMMONWEALTH AVE.
(BRI.)



Board of Appeal Referrals 9/28/74

Hearing Date: 9/17/74

Petition No. Z-3149

James G. Wyse

16 Monument Square, Charlestown

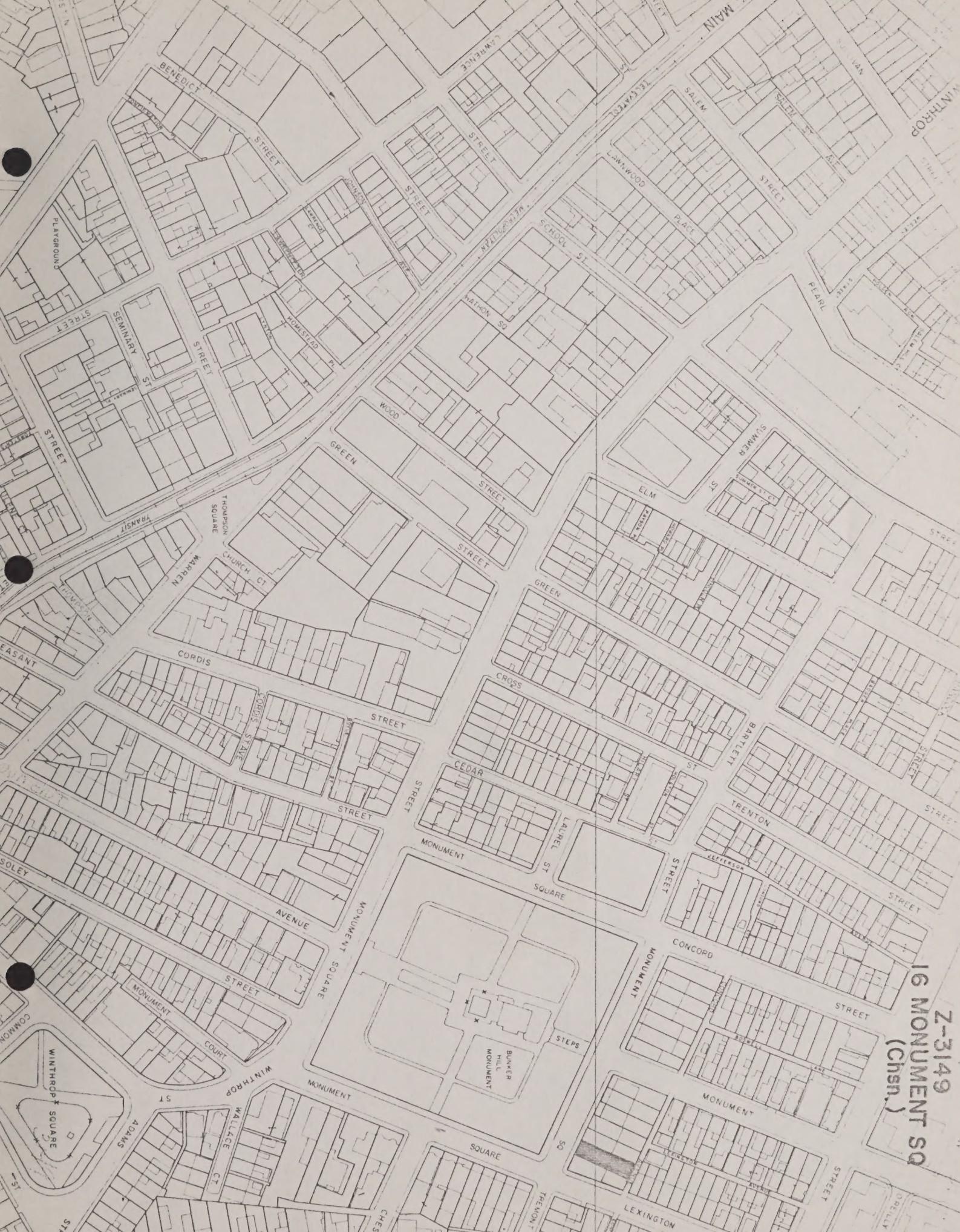
Petitioner seeks a forbidden use and two variances for a change of occupancy from four to five apartments in an apartment (H-1) district. Proposal violates the Code as follows:

	<u>Req'd</u>	<u>Prop</u>
Section 8-7. A dwelling converted for more families which does not meet the requirements for lot area and open space is forbidden in an H-1 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1000sf/du	0
Section 17-1. Open space is insufficient.	400sf/du	300sf/du

Property, located near the intersection of Lexington Street, contains a four-story masonry structure. Staff is generally opposed to basement apartments. However, this unit is above grade in the rear and has large above-grade windows. Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-3149, brought by James G. Wyse, 16 Monument Square, Charlestown, for a forbidden use and two variances for a change of occupancy from four to five apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

Z-3149
16 MONUMENT SQ
(Chsn.)



Board of Appeal Referrals 8/28/74

Hearing Date: 9/17/74

Petition No. Z-3150
Ida M. Kilburn
69 Preble Street, South Boston

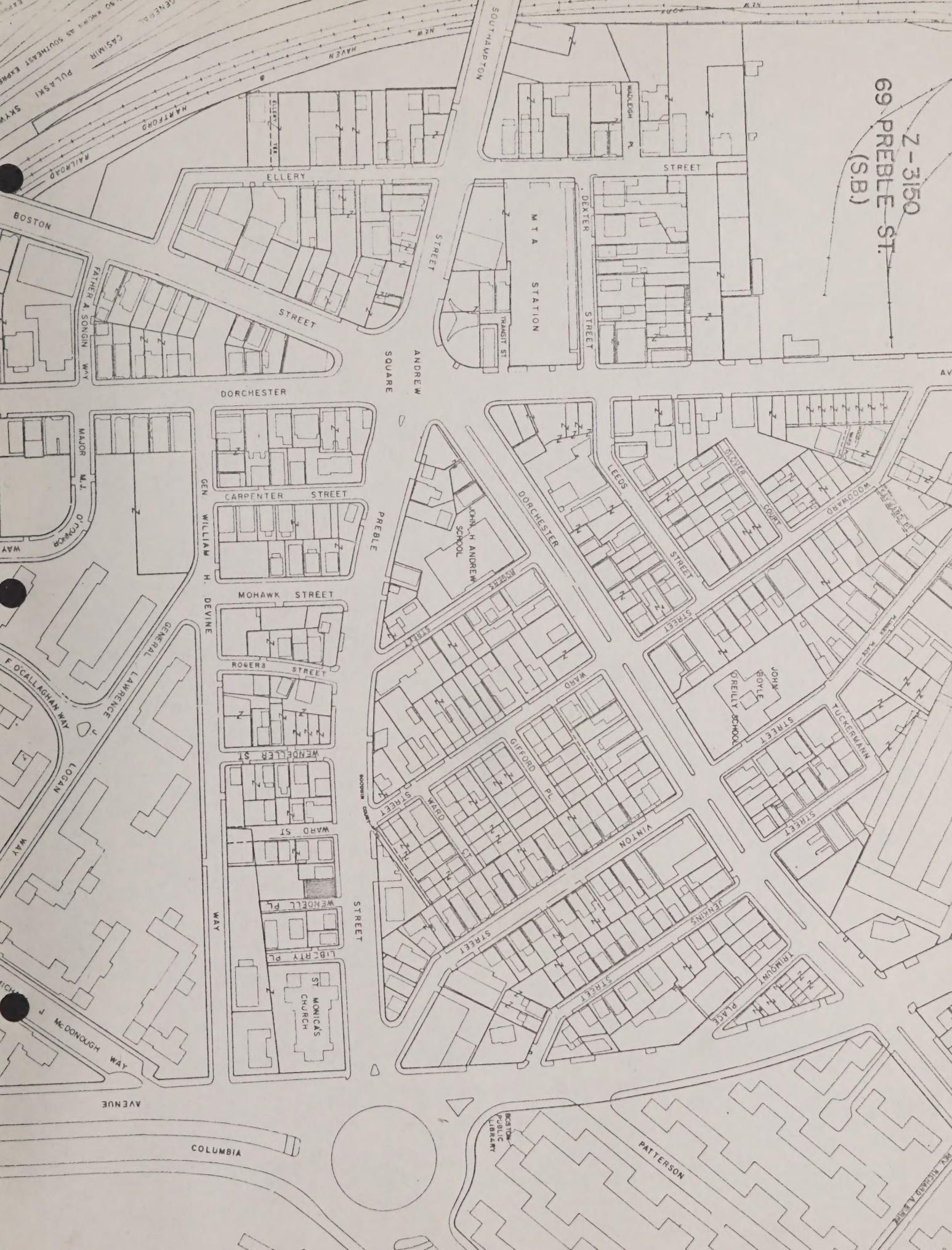
Petitioner seeks two variances to erect a 2½-story office and garage structure in a local business (L-.5) district. Proposal violates the Code as follows:

	<u>Req'd</u>	<u>Prop</u>
Section 15-1. Floor area ratio is excessive.	0.5	1.1
Section 18-1. Front yard is insufficient.	15 ft.	0

Property, located at the intersection of Wendell Place, contains 1696 square feet of vacant land. The neighborhood is primarily low density residential. Proposal would have an adverse effect on surrounding dwellings. Recommend denial.

VOTED: That in connection with Petition No. Z-3150, brought by Ida M. Kilburn, 69 Preble Street, South Boston, for two variances to erect a 2½-story office and garage structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. The neighborhood is primarily low density residential. Proposal would have an adverse effect on surrounding dwellings.

Z - 3150
69 PREBLE ST.
(S.B.)



Board of Appeal Referrals 8/28/74

Hearing Date: 9/17/74

Petition No. Z-3155
Edwin D. Child
79 Chestnut Street, Boston

Petitioner seeks a forbidden use and a change in a nonconforming use for a change of occupancy from a one-family dwelling and retail store to a one-family dwelling and interior decorating store and studio in an apartment (H-2-65) district. Proposal violates the Code as follows:

Section 8-7. An interior decorating store and studio are forbidden in an H-2-65 district.

Section 9-2. A change in a nonconforming use requires a Board of Appeal Hearing.

Property, located near the intersection of Brimmer Street, contains a three-story structure. Store is presently vacant. Similar uses exist on the street. Beacon Hill Architectural Commission has no objection. Recommend approval.

VOTED: That in connection with Petition No. Z-3155, brought by Edwin D. Child, 79 Chestnut Street, Boston, for a forbidden use and a change in a nonconforming use for a change of occupancy from a one-family dwelling and retail store to a one-family dwelling and interior decorating store and studio in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Similar uses exist on the street. Beacon Hill Architectural Commission has no objection.

Z - 3155

79 CHESTNUT ST.

(B.R.)



Board of Appeal Referrals 8/28/74

Hearing Date: 9/10/74

Petition No. Z-3166
Nicholas Shaheen
1593 Centre Street, West Roxbury

Petitioner seeks two variances to erect a two-family dwelling in a residential (R-.5) district. Proposal violates the Code as follows:

	<u>Req'd</u>	<u>Prop</u>
Section 14-2. Lot area for additional dwelling unit is insufficient.	3000sf/du	1230sf/du
Section 23-1. Off-street parking is insufficient.	2 spaces	0

Property, located near the intersection of South Street, contains 6230 square feet of vacant land. Proposed two-family dwelling is consistent with surrounding dwellings and residential nature of the neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-3166, brought by Nicholas Shaheen, 1593 Centre Street, West Roxbury, for two variances to erect a two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Proposed two-family dwelling is consistent with surrounding dwellings and residential nature of the neighborhood.

L-3166
1593 CENTRE ST.
(W.R.)

L-3188
3 CENTRE ST

Board of Appeal Referrals 8/28/74

Hearing Date: 9/17/74

Petitions Nos. Z-3167-3168
P & L Realty Trust
Peter A. Dufour, Trustee
30-32 Gloucester Street, Boston

Petitioner seeks a conditional use and four variances to combine buildings and change occupancy from one apartment, lodging house, and restaurant to five apartments, restaurant, and office and to erect a one-story addition to the restaurant in a general business (B-4-70) district. Proposal violates the Code as follows:

		<u>Req'd</u>	<u>Prop</u>
<u>30 Gloucester Street</u>			
Section 8-6.	Extension of a conditional use requires a Board of Appeal Hearing.		
Section 17-1.	Open space is insufficient.	50sf/du	17sf/du
Section 20-1.	Rear yard is insufficient.	11 ft.	4 ft.

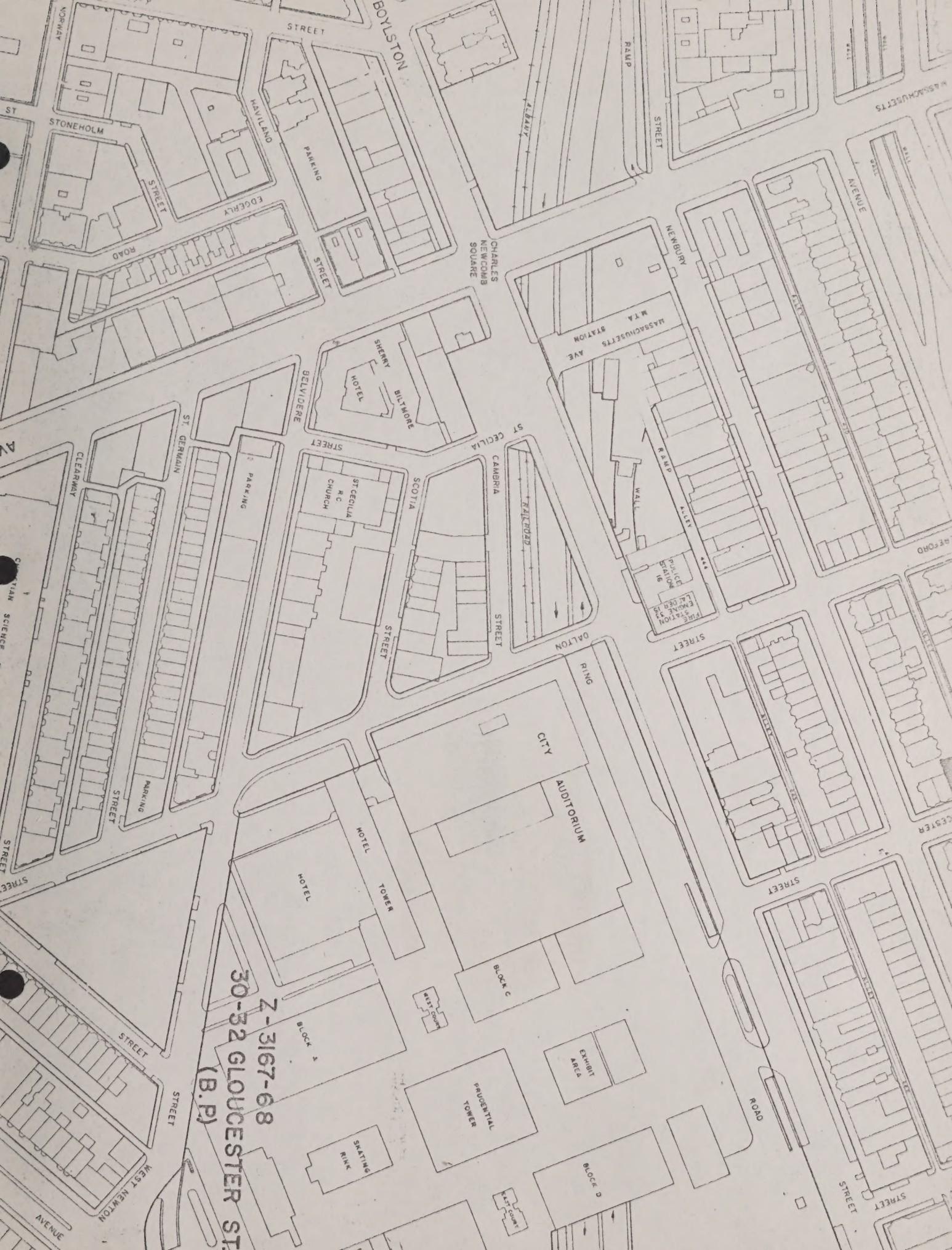
32 Gloucester Street

Section 8-7.	A restaurant is conditional in a B-4-70 district.		
Section 17-1.	Open space is insufficient.	50sf/du	17sf/du
Section 20-1.	Rear yard is insufficient.	11 ft.	4 ft.

Properties, located near the intersection of Newbury Street, contain two four-story structures. Staff recommends that petitioner arrange with nearby facilities to provide validated parking. Recommend approval with design review proviso.

VOTED: That in connection with Petitions Nos. Z-3167-3168, brought by P & L Realty Trust, 30-32 Gloucester Street, Boston, for a conditional use and four variances to combine buildings and change occupancy from one apartment, lodging house, and restaurant to five apartments, restaurant, and office and to erect a one-story addition to the restaurant in a general business (B-4-70) district, the Boston Redevelopment Authority recommends approval provided petitioner arranges with nearby facilities to provide validated parking and plans are submitted to the Authority for design review.

Z-3167-68
30-32 GLOUCESTER ST
(B.P.)



Board of Appeal Referrals 8/28/74

Hearing Date: 9/17/74

Petition No. Z-3169
Cape Verde Trust
Joseph Raymond, Trustee
279A-279B Newbury Street and
36 Gloucester Street, Boston

Petitioner seeks a conditional use and a variance to erect a one-story addition to a restaurant in a general business (B-4-70) district. Proposal violates the Code as follows:

	<u>Req'd</u>	<u>Prop</u>
Section 8-6. A change in a conditional use requires a Board of Appeal Hearing.		
Section 20-1. Rear yard is insufficient.	20 ft.	6 ft.

Property, located at the above intersection, contains a four-story structure. Staff recommends that petitioner arrange with nearby facilities to provide validated parking. Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-3169, brought by Cape Verde Trust, 279A-279B Newbury Street and 36 Gloucester Street, Boston, for a conditional use and a variance to erect a one-story addition to a restaurant in a general business (B-4-70) district, the Boston Redevelopment Authority recommends approval provided petitioner arranges with nearby facilities to provide validated parking and plans are submitted to the Authority for design review.

